

TO LET

SNELLER
COMMERCIAL
CHARTERED SURVEYORS

36.9 SQ. M (397 SQ. FT) APPROX.

39 HAMPTON ROAD, TWICKENHAM, MIDDLESEX TW2 5QE



**Sneller Commercial
Bridge House
74 Broad Street
Teddington
TW11 8QT**

020 8977 2204

- **RETAIL UNIT**
- **FRONT FORECOURT**
- **PROMINENT MAIN ROAD LOCATION**
- **AVAILABLE ON A NEW LEASE**

These particulars are intended to give a fair description but their accuracy is not guaranteed and they do not constitute an offer or a contract. All statements contained in these particulars are made without responsibility on our part or on the part of the vendor and any intending tenant

39 HAMPTON ROAD, TWICKENHAM TW2 5QE

LOCATION

The property is located in a small parade of local shops the Hampton Road (A311), Twickenham in close proximity to the picturesque Twickenham Green. Twickenham town centre is within 1 mile and Strawberry Hill station is under half a mile away.

Other nearby traders include Johnstones Decorating Centre, barbers, convenience store, financial consultants and nursery and pre-school centre.

DESCRIPTION

The property comprises a ground floor lock up shop with external WC facility. There is also a small front forecourt.

The property was fully refurbished by the former tenant and benefits from a suspended ceiling with inset spot lights, laminate flooring, fitted kitchenette including electric water heater and fridge.

ACCOMMODATION

The property has an approximate net internal floor area of:-

37 sq. m (397 sq. ft)

TENURE

Available on a new lease for a term by arrangement.

RENT

£13,500 per annum exclusive.

BUSINESS RATES

2023 Rateable Value: £9,700

Tenants may qualify for 100% business rates relief. For confirmation of rates payable, please contact the business rates department of the London Borough of Richmond upon Thames.

ENERGY PERFORMANCE RATING

Energy Rating: D89

A copy of the certificate is available on request.

VIEWING

Strictly by appointment through Sole Agents.

Sharon Bastion
Sneller Commercial
020 8977 2204
sharon@snellers.com

- **SALES * LETTINGS * PROPERTY MANAGEMENT * RENT REVIEWS**
- *** LEASE RENEWALS * ACQUISITIONS * BUILDING SURVEYS**
- *** PROPERTY INVESTMENTS**

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All prices / rents are quoted exclusive of VAT where applicable